

SAN ANTONIO PLANNING COMMISSION AGENDA

* **January 28 , 2004** *

2:00 P.M.

Heriberto Herrera – Chairperson	
Susan M. Wright – Vice Chairperson	
Mitch E. Meyer – Chairperson Pro Tem	
Hector F. Frausto	James Darryl Byrd
Murray H. Van Eman	Cecilia Garcia
Robert Hanley	Amelia Hartman

Worksession 1:30 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2. Roll Call

3. **PUBLIC HEARINGS**

PUD:

- | | | | | |
|----|---------------|--|------------|----------------|
| a. | 03-021 | Trinity Oaks PUD Plan
(North of Bulverde Rd., and east of Hwy. 281, on Hwy 281.) | OCL | 451 E-5 |
|----|---------------|--|------------|----------------|

PLAT w/ written notification

- | | | | | |
|----|---------------|--|------------|----------------|
| b. | 030345 | Gardendale Acre No. 2 A
(On the northeast corner of S. Foster Rd. and Joe Louis Dr.) | OCL | 619 D-6 |
|----|---------------|--|------------|----------------|

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

PLATS w/o written notification

- | | | | | |
|-----------|---------------|--|-----------|----------------|
| c. | 030532 | The Sanctuary
(At the southeast corner of Thousand Oaks Drive and Alamo Blanco) | 10 | 552 D-3 |
| d. | 040005 | Sonic at Rittiman Rd.
(On the north side of Rittiman Rd., 193' east of Fairdale Dr.) | 2 | 584 D-4 |

CONSENT AGENDA

PUBLIC HEARING FOR ITEMS 4 – 7 HELD ABOVE:

- | | | | | |
|-----------|---------------|--|------------|----------------|
| 4. | 03-021 | Trinity Oaks PUD Plan
(North of Bulverde Rd., and east of Hwy. 281, on Hwy 281.) | OCL | 451 E-5 |
| 5. | 030532 | The Sanctuary
(At the southeast corner of Thousand Oaks Drive and Alamo Blanco) | 10 | 552 D-3 |
| 6. | 040005 | Sonic at Rittiman Rd.
(On the north side of Rittiman Rd., 193' east of Fairdale Dr.) | 2 | 584 D-4 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 7. | 020122 | 281 – Brookhollow
(Near the northeast corner of US 281 and Brookhollow.) | 9 | 517 A-6 |
| 8. | 030252 | Sonoma Ranch II U-9
(On the north side of Hausman Rd., approx. 2500 west of Loop 1604) | OCL | 513 B-7 |
| 9. | 030256 | Sonoma Ranch II U-10
(At the northeast corner of Sonoma Parkway and Palmdale Pass.) | OCL | 513 B-7 |
| 10. | 030450 | Huebner Rd/Expo Blvd PUD
(On the southeast corner of Huebner Rd. and Expo Blvd.) | 8 | 549 A-3 |

DEFERRALS:

- | | | | | |
|-----|--------|--|---|---------|
| 11. | 030573 | Select Employee Federal Credit Union
(On the southeast corner of IH 35 North and Muncey St.) | 2 | 617 B-3 |
|-----|--------|--|---|---------|

INDIVIDUAL CONSIDERATION

PLAT and associated PUD PLAN:

- | | | | |
|------------|---------------|--|--------------------|
| 12. | 03-030 | Anaqua Springs Ranch U-1 PUD w/public hearing
(West of the intersection of Boerne Stage Rd. and Toutant Beauregard Rd., on Toutant Beauregard) | OCL 446 7-A |
| 13. | 030557 | Anaqua Springs Ranch U-PUD w/variance
(On the southwest side of Toutant Beauregard Rd., 2.2 miles to Kirsch Rd.) | OCL 447 A-7 |

PLATS:

- | | | | | |
|------------|---------------|---|------------|----------------|
| 14. | 030236 | Highland Terrace (continued from Jan 14th meeting)
(On the west side of Walters Ave., 91' north of Fair Ave.) | 3 | 651 D-3 |
| 15. | 030317 | Dover U-9
(Along the northwestern extension of Sierra Springs St. from Morning Grove St. and at the southeast corner of Morning Grove St. and Crestway Blvd.) | OCL | 586 C-2 |

TIME EXTENSION:

- | | | | | |
|-----|--------|--|---|---------|
| 16. | 000238 | Heights at S.O. PUD POD L, U-2
(The extension of Edgewater, west of Hardy Oak.) | 9 | 482 C-3 |
|-----|--------|--|---|---------|

SPECIAL PROJECTS:

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|------------|----------------|---|
| 17. | SP 1093 | Request to close, vacate and abandon an unimproved (paper street) portion of Gertrude Alley public ROW located south of Ellerman St. and dead-ending into NCB 2899. |
| 18. | SP 1099 | Request to close, vacate and abandon an improved portion of San Luis St. public ROW located between S. Calaveras and S. Chupaderas Streets. |

OTHER ITEMS:

- 19.** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 117 acres from Rural Living land use to Urban Living land use. The site is bound by a Union Pacific railroad to the north, Southton Road to the south, and IH-37 S., approximately 1150 feet to the east. It is more specifically described as NCB 16624, Blk 3, Lot N. IRR PT of TR-3 & S PT of 4 and TR-9. The site is located directly north of the intersection of Henze Rd. and Southton Rd. (Planning Dept.)

20. Briefing on the proposed Hemisfair Area Master Plan. (Asset Management)
21. Citizens to be Heard.
22. Approval of the minutes for January 14, 2004.
23. Director's report.
24. Questions and Discussion
25. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
 - Discussion of potential legal ramifications regarding the city's consideration and action on any future Development Permit Applications for development in the Culebra Creek Floodplain.
26. **ADJOURNMENT.**